



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



PRE-EXISTING SITE CONDITIONS & HOUSEHOLD INCOME CERTIFICATION
For projects subject to Chapter 22.120 (Density Bonus) or Assembly Bill (AB) 2162

This certification must be submitted with all Housing Permit applications subject to Chapter 22.120 (Density Bonus) of the Los Angeles County Planning and Zoning Code (Title 22), or Assembly Bill (AB) 2162. Please read the following instructions carefully:

Pursuant to Section 22.120.040.B of the County Planning and Zoning Code and Section 65651 of the California Government Code, applicants must replace all of a property's pre-existing lower and/or very low income affordable rental units and rent-stabilized units occupied by moderate- and above-moderate households¹ to be eligible for a density bonus and related incentives, and/or streamlined review and reduced parking through AB 2162. Information provided here will be used to determine the number, types, sizes, and affordability of the replacement units. Failure to provide accurate and complete information will delay review or result in project denial.

1. Subject Property

Assessor's Parcel Number(s)

Property Address or Site Location

2. Pre-Existing Site Condition – Check “Yes” or “No” for each

At any time in the last five years, has the subject property contained a residential **rental** unit(s) (including a mixed-use development)? ☐ No (SKIP TO SECTION 4) ☐ Yes

If the unit(s) are/were rented, are/were any of them occupied by lower and/or very low income households?

☐ Yes ☐ No
☐ Don't know

If the unit(s) are/were rented, are/were any of them subject to a recorded covenant and agreement restricting rents to levels affordable to lower and/or very low income households? *(If yes, attach copy of the covenant and agreement.)*

☐ Yes ☐ No

If the unit(s) are/were rented, are/were any of them single-family homes?

☐ Yes ☐ No

If the unit(s) are/were rented, are/were any of them condominiums?

☐ Yes ☐ No

If the unit(s) are/were rented, are/were any of them occupied by the property owner and/or the property owner's immediate family?

☐ Yes ☐ No

If the unit(s) are/were rented, were any of them issued a permit for residential occupancy (such as a certificate of occupancy or a final building permit) after February 1, 1995?

☐ Yes ☐ No

¹ Beginning on November 20, 2018, units covered under the County's Rent Stabilization Ordinance include any dwelling space offered for rent, including joint live-work quarters, accessory dwelling units, and mobilehomes rented to a tenant by the mobilehome owner, whether or not the residential use is/was legally permitted. Rented single-family homes, condominiums, units occupied by the property owner and/or the property owner's immediate family, or any units with a permit for residential occupancy issued after February 1, 1995 are **not** subject to rent stabilization.

3. Income Levels of Households in Rental Units

Table A. Existing Rental Units – Occupied Units and Unoccupied Units² (If any)

<i>Household Income Level</i>	<i>Unit Size</i>	<i>Number of Units</i>
Very low	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Lower	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Moderate and above (rent-stabilized)	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Moderate and above (non-rent-stabilized)	Any	
Unknown	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	

² For unoccupied unit(s), refer to the income information for the last household in occupancy.

Table B. Rental Units in Buildings Vacated or Demolished in the Last Five Years

<i>Household Income Level</i>	<i>Unit Size</i>	<i>Number of Units</i>
Very low ³	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Lower ³	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Moderate and above (rent-stabilized) ³	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	

(TABLE CONTINUED ON NEXT PAGE)

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PROJECT NO.: _____

Moderate and above (non-rent-stabilized)	Any	
Unknown	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
<small>³ Use the greatest number of units that were occupied by very low or lower income households, or were rent-stabilized and occupied by moderate or above moderate income households, during the last five years.</small>		

4. Owner / Applicant Certification

I certify under penalty of perjury that the foregoing is true and correct.

Signature (Blue Ink): _____ Date: _____

Print Name: _____ Check One: ☐ Owner ☐ Applicant

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A. NUMBER OF REPLACEMENT UNITS REQUIRED

I. HOUSEHOLD INCOME – KNOWN (SEE SECTION 3 TABLES A & B – ONE-TO-ONE REPLACEMENT)			
Affordability	Unit Size	No. of Units Required to be Replaced	
Very low	Studio (no bedroom)		Sub-total:
	1 bedroom		
	2 bedrooms		
	3 bedrooms		
	4 or more bedrooms		
Lower	Studio (no bedroom)		Sub-total:
	1 bedroom		
	2 bedrooms		
	3 bedrooms		
	4 or more bedrooms		
Moderate and above (rent-stabilized)	Studio (no bedroom)		Sub-total:
	1 bedroom		
	2 bedrooms		
	3 bedrooms		
	4 or more bedrooms		
Total:			

II. HOUSEHOLD INCOME – UNKNOWN (SEE SECTION 3 TABLES A & B)	
Affordability	No. of Units Required to be Replaced
Very low (46% of total unknown)	
Lower (19% of total unknown)	
Total:	

III. TOTAL NUMBER OF REPLACEMENT UNITS REQUIRED (ADD TABLES I & II)	
Affordability	No. of Units
Very low	
Lower	
Grand Total:	

B. NUMBER OF REPLACEMENT UNITS PROPOSED

Unit Size	No. of Units by Affordability^{1,2}	
Studio (no bedroom)	Very low:	Lower:
1 bedroom	Very low:	Lower:
2 bedrooms	Very low:	Lower:
3 bedrooms	Very low:	Lower:
4 or more bedrooms	Very low:	Lower:
Notes: 1. If the existing/pre-existing units are/were occupied by tenants whose incomes are unknown, and the sizes of those units vary in terms of number of bedrooms, the applicant may choose which unit size to be replaced at which affordability level (very low or lower), so long as the replacement unit count in a particular size does not exceed the actual existing/pre-existing unit count in the same size. 2. Proposed replacement units may have more bedrooms and/or at a deeper level of affordability than required.		